



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
FRANCIS G. SLAY, Mayor

File No. PDA-021-16-PRS

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Director

**Subject:** Review of Preservation Board Demolition Decision  
Preservation Board denied demolition of 2711-13 Gravois Ave.  
Fox Park Neighborhood - CB 2069.02.

**Date:** March 2, 2016

## Summary

The Planning Commission at its February 3, 2016 meeting approved the request to review the provisional decision of the Preservation Board to deny the Demolition Permit regarding the commercial building at 2711-13 Gravois Avenue. A February 23, 2016 letter notified the affected parties that this review will be initiated at the March Planning Commission meeting.

This resolution is the consideration of the review based on the record as adduced by the Preservation Board (transmitted to the Commissioners on February 23, 2016) and oral and written arguments by the applicant and Cultural Resources Office / Preservation Board at the March 2<sup>nd</sup> meeting.

## Background

The authority of the Planning Commission to hear this review is governed by Ordinance 64925, which revised Ordinance 64689. Section Fifty states in part: "The decision of the Planning Commission to accept or deny such review shall be exercisable in its sole, unrestricted discretion by a vote of a majority of a quorum of the Planning Commission."

Section Fifty-Three relates to the actual review and states: "In reviewing the decisions of the Preservation Board under Sections Fifty and Sixty-Three hereof the Planning Commission shall be limited to determining the correctness of the provisional decision by reviewing the record as adduced before the Preservation Board in light of the applicable and appropriate standard. The Planning Commission may consider both oral and written arguments but no new or additional evidence may be considered... The Planning Commission shall, in writing affirm, reverse or modify the decision of the Preservation Board."

The Applicant and the Preservation Board each has 20 minutes to make an oral presentation, followed by a 5 minute rebuttal. The Planning Commission may not hear or permit the introduction of any new or additional evidence from any party other than what is already in the record.

---

## **Requested Action**

The Planning Commission reviews the demolition decision of the Preservation Board based on the record and oral and written arguments presented at the meeting. “The Planning Commission shall, in writing affirm, reverse or modify the decision of the Preservation Board.”

---

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS  
PLANNING COMMISSION AS FOLLOWS:

1. The City of St. Louis Planning Commission has duly reviewed the Preservation Board’s denial of the Demolition Permit for 2711-13 Gravois Avenue and finds to \_\_\_\_\_ the decision of the Preservation Board for 2711-13 Gravois.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify in writing the affected parties of the Planning Commission’s action.